

BEFORE THE PALMERSTON NORTH CITY COUNCIL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF an application by the Anglican Diocese of Wellington for the refurbishment, strengthening and extension to the heritage listed building known as All Saints Church, 338 Church Street, Palmerston North

**SUPPLEMENTARY STATEMENT OF EVIDENCE
OF VINCENT NEALL
DATED JANUARY 2021**

- [1] Following extensive consultation with the Council officers regarding the Proposal in early 2018, All Saints Church made an application for capital funding in the Council's LTP. Council officers in 2018 had suggested All Saints Church to make that application and that was consistent with various strategies of the Council to provide leadership in the revitalising of the City Centre and sustaining heritage resources.
- [2] The Council was well aware of the encroachment proposed in the Proposal and the overall design. The design had been put in the public arena during early 2017 and 2018 with relatively little negative response.
- [3] At a meeting of Council on 28 May 2018, Councillors moved 10 to 5 to approve funding of three equal tranches of the total sum of \$300,000 to support All Saints Church in making the Proposal through the RMA process. That is Item 3.29 in the Council Minutes. There was no suggestion from officers during that process that the Proposal was contrary to any Council strategy and should not receive funding.
- [4] The fact that funding was provided is a reason why independent Commissioners were appointed.
- [5] I also note that I take issue with a number of statements in Ms Stevens' evidence some of which I will address orally. However, there are two key points.
- [6] First, the claim by Ms Stevens that easements could be obtained necessary to obtain access to the rear carpark from adjoining owners is not correct. These options have been explored and they are not feasible.
- [7] Ms Stevens claims that the enlarged viewing available to the inside of the Church made possible by the Proposal is overstated and will be minimal. I disagree and various photographs supplied show that this is demonstrably incorrect.



Vincent Neall